HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/71749

DESCRIPTION	Single storey & roof extension to bungalow to include raising of ridge height & formation of gable end on rear elevation & conversion of loft to form first floor accommodation
ADDRESS	Etagla Dodwell Lane Bursledon Southampton SO31 1AQ

SITE VISIT DATE	11/12/12
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The property would be extended at ground floor to the rear (2.9m), effectively 'squaring off' the footprint, following removal of the conservatory (2.3m). The proposals would also include raising the roof and formation of a gable end on the rear of the property. The proposal includes a rear 1st floor window and 2no. side facing roof lights.
TOPOGRAPHY	Slight drop towards rear boundary.
TREES	No trees to be affected by the development.
BOUNDARY TREATMENT	A mix of hedging, small trees, wire mesh and close boarding fencing along rear boundaries.
SITE CHARACTERISTICS	Detached bungalow with rooms in the roof, set towards the centre of its plot with large drive and rear garden.
CHARACTER OF LOCALITY	Semi rural location, mix of detached and semi detached properties.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
No history found		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
K WRIGHT/M PLANK 4 OAKHILL CLOSE	Observation Comment: Planning consent, if given, should be with the condition that all residents, visitors' and construction vehicles should be parked within the boundaries of the property at all times and not on Dodwell Lane or in Oakhill Close. (This is especially important bearing in mind the construction of additional housing on the former Crows Nest site and parking already being an issue in Oakhill Close).

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
BUR	Members considered this application at last night's Planning Committee meeting and the following decision was made: DO NOT OBJECT but to consider obscure glass in rear window at the top.
ENG	No objection. Whilst it is not clear from information provided exactly how many bedrooms the proposals will increase the dwelling to, there is adequate space on the existing driveway to accommodate at least the required three vehicles. As such, it conforms to the EBC Parking standards. No other highway elements are to be altered as a result of the proposals. **DC Engineer:** Eric Reed **DC Engineer Comments:** No objection to proposals when completed on highway grounds, but on this narrow section of Dodwell Lane construction activities could cause some issues if vehicles block the road. So suggest details for construction management including temporary parking are conditioned. Also GN15

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 59.BE Pre submission Eastleigh Borough Local Plan 2011-2029 DM1 Supplementary Planning Guidance : Quality Places Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Bursledon, Hamble-le-Rice and Hound Character Area – 17 – moderate – retain grass verges and mitigate affects of heavy traffic.

SPECIAL POLICY AREA

n/a

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

POLICY COMMENTARY

The above policies combine to form the criteria against which this application will be assessed with particular regard to residential amenity, highway matters, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

None received		See below	x	
Other …				

COMMENT ON REPRESENTATIONS RECEIVED

	None received		See below	x	
Other …					

PLANNING OBLIGATION/CONSIDERATIONS

Not applicable

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

MATERIAL CONSIDERATIONS

Policy 59.BE of the Local Plan requires development to take full and proper account of the context of the site including the character and appearance of the locality and be appropriate in mass, scale, materials, layout, design and siting. It also requires a high standard of landscape design, have a satisfactory means of access and layout for vehicles, cyclist and pedestrians, make provision for refuse and cycle storage and avoid unduly impacting on neighbouring uses through overlooking, loss of light, loss of outlook, noise and fumes.

The size and design of the extension is considered to be sympathetic to the existing property and the character of the locality. The height of the property would be marginally extended to allow for the provision of a gable end and the extension would maintain the design and form of the existing bungalow. The extension is very similar to that on the neighbouring property, Shrivenham.

There would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking due to the size, siting and design of the proposals. The extension would largely be set against the extension built at Shrivenham so no impact ion terms of loss of light/overbearing is considered to this neighbour. The proposed windows facing this neighbour are set above the 1.8m requirement so no overlooking is considered. The property at Oak Tree lodge has a large separation between the built forms and there are no windows proposed in the side elevation facing this property. There is approximately 19.5m between the new large rear facing window and neighbouring property (to the rear) so no overlooking is considered and therefore the requirement for obscure glazing is unreasonable.

Following the advice of the Borough Engineers, it is recommended that a condition be added to

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

ensure that a construction management plan, to include details of temporary parking, is submitted to ensure that there is minimal impact to the adjoining highway network.

The site is considered to retain a good sized garden therefore the proposals are not considered to result in the overdevelopment of the plot.

The development complies with the requirements of Policy 59.BE and Policy DM1.

OTHER MATERIAL CONSIDERATIONS

It is considered that there is/are no other/other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSION

Recommend approval.